

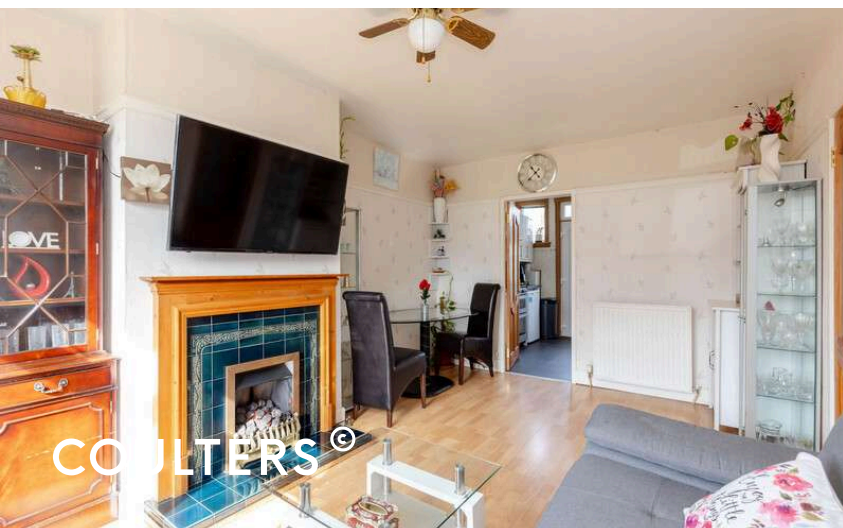
COULTERS<sup>©</sup>



# 40 FRASER AVENUE

TRINITY, EDINBURGH, EH5 2AQ

 2 BED  1 BATH  1 PUBLIC



## TAKE A LOOK INSIDE

Situated on a quiet street in the established residential area of Trinity to the north of Edinburgh's city centre, this is a well-proportioned, two bedroom maindoor lower villa.

The property has a practical layout with well-proportioned rooms. The accommodation comprises: a bright, south facing living room with fireplace and tiled surround; galley style kitchen with direct access to the back garden; two double bedrooms, the largest having two built-in cupboards; and a bathroom with three piece suite, and an overhead shower.

A large storage cupboard is also located off the hall. All of the windows are double glazed and there is gas central heating.

## KEY FEATURES



Lower villa flat



Two double bedrooms



Private gardens to both front and rear



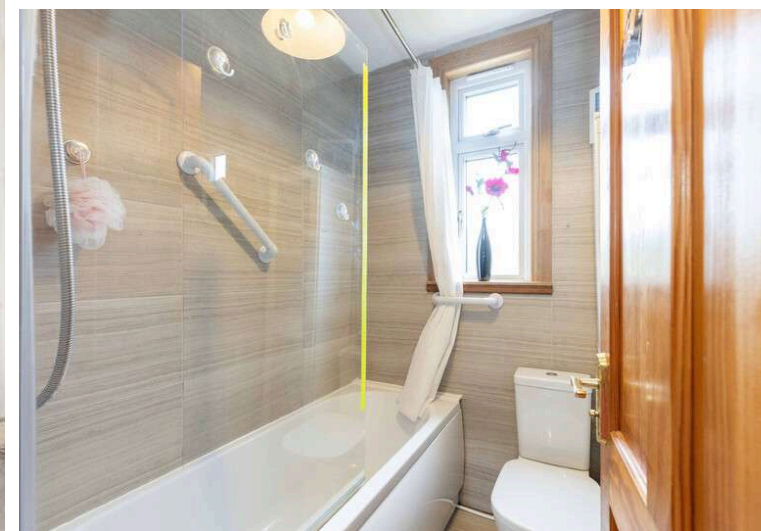
Driveway and free on street parking



Short stroll to Wardie Bay and Newhaven



Local shops on Boswall Drive



To the front of the property, there is a gated driveway which provides secure off road parking and a well-kept garden. At the rear, there is a large fully enclosed garden which is mainly laid to lawn.

## EXTRAS

All blinds, curtains, light fittings, fitted flooring, white goods and garden shed are included in the sale price.



## THE LOCAL AREA

Well-established residential area of Trinity is popular with families and professionals alike thanks to its excellent local amenities and close proximity to beautiful green spaces, including Inverleith Park and the Royal Botanic Garden Edinburgh. For day-to-day essentials, Trinity boasts a newsagent, a Post Office, and a Scotmid supermarket, plus a selection of takeaways and eateries, all of which are supplemented by a large Morrison's supermarket. Neighbouring Boswell is home to a vibrant blend of independent shops and local retailers, while nearby Ocean Terminal comprises over 50 high street stores, a 24-hour gym, a cinema complex, and a choice of family restaurants. The area enjoys fantastic public transport links into the city centre, and offers swift and easy access to the Queensferry Crossing, Edinburgh International Airport, and the M8/M9 motorway network.

## GET IN TOUCH



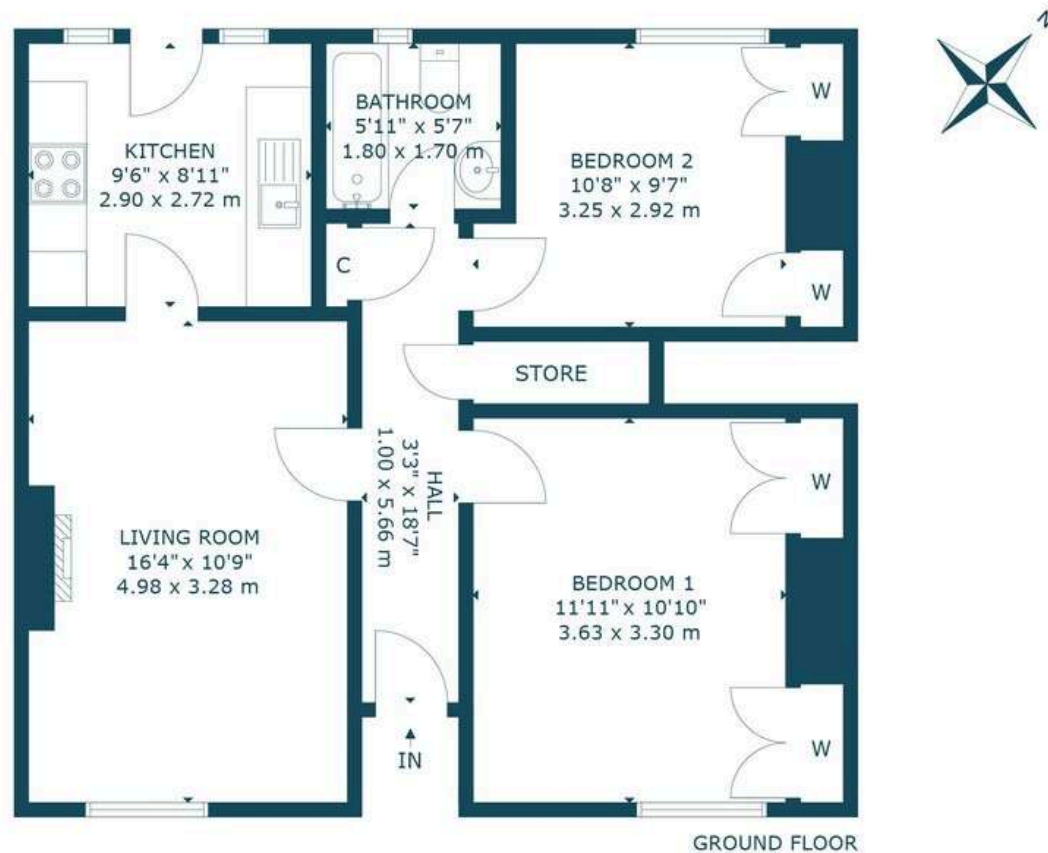
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NOT TO SCALE - FOR ILLUSTRATIVE PURPOSES ONLY

APPROXIMATE GROSS INTERNAL FLOOR AREA 665 SQ FT / 62 SQ M

ALL MEASUREMENTS AND FIXTURES INCLUDING DOORS AND WINDOWS ARE APPROXIMATE AND SHOULD BE INDEPENDENTLY VERIFIED.

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## LEGAL NOTE

From 1 February 2022, residential properties in Scotland are required by law to have installed a system of inter-linked smoke alarms, carbon monoxide detectors and heat detectors (the "interlinked-system"). No warranty is given that any interlinked system has been installed in this property and interested parties should make their own enquiries.

All systems and appliances in the property are sold as seen and no warranties will be given.